



Building Permit Fee Schedule B-54

Development Services

Building Division

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Fees charged by the Building division on a Building permit are used to offset the cost of administration and divisional overhead. These fees are: plan check, building fee, electric fee, mechanical fee and plumbing fee, if applicable. The tables in this bulletin are designed to assist in estimating these specific fees.

Listed on the next page are *all possible fees which may occur on a Building permit*. To obtain a full listing of building permit fees as they apply to a specific project a “[Fee Estimate](#)” worksheet may be submitted to the Building division. A completed estimate will be returned within 5-7 working days.

In order to calculate the Building permit and plan check fees a valuation for construction, based on the use and type of construction of the building, must first be determined. This valuation is based on the 2006-2007 Building Valuation Multipliers published by the San Diego Area Chapter of the International Code Council (Table 1). Use this table to determine the construction valuation of your project and use Table 1A to determine the permit fee based on the total construction valuation. The Plan Check fee is 70% of the building permit fee.

Example: Office building 10,000 sf., construction type VB:

Step 1. Determine the project’s construction valuation using Table 1.

$$10,000 \times \$81.43 = \$ 814,300.00 = \text{Construction Valuation}$$

Step 2. Refer to Table 1A below using the construction valuation to calculate the Building permit fee.

Using Table 1A calculate fee increments to determine **Building Permit Fee.**

\$500,001 to \$1,000,000	\$2,263.62 for the first \$500,000 plus \$3.32 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$2,263.62 (first \$500,000) + \$1045.80 (\$3.32 x 315^(1000's)) = \$3,309.42	

Step 3. Building Plan Check fee is 70% of the Building Permit fee.

$$\text{Building Plan check fee: } \$3,309.42 \times 70\% = \$2,316.59$$

The City may not charge more than the cost of providing any service. The permit and plan review fees will never exceed the cost of maintaining an excellent Building and Safety division with experienced and helpful administrative, plan review and inspection staff.

For assistance or questions staff can be contacted at the information provided above from 7:30 am - 5:30 pm, Monday through Thursday and 8 am – 5 pm every Friday.

FEES DEFINED

Housing Fee: The City's Inclusionary Housing Ordinance requires all new development to share in the cost of providing housing within the for lower income households. A fee has been established and published in the Fee Schedule to be paid at building permit issuance to meet that goal.

Bridge & Thoroughfare Fee: The purpose of this fee is to provide fees as a condition of approval of a final map, parcel map or as a condition of issuing a building permit for the purpose of defraying the actual or estimated costs of constructing bridges or major thoroughfares pursuant to Section 66484 of the Subdivision Map Act.

BUILDING PERMIT: Building permit fees for building construction projects are collected to cover the costs of permit applications, the issuance of the permits, and required onsite inspections.

Community Facilities District (CFD) Fee: A Community Facilities District may be used to fund, through debt financing or available cash balances, a wide variety of public facilities. The philosophy in Carlsbad is that this CFD should be used to finance facilities that are city-wide in both obligation and benefit. The CFD is not intended to relieve any developer of the private obligation to provide funding for infrastructure improvements related to development. The facilities financed by the CFD would have eventually been funded under the existing fee programs, however, the timing of these improvements generally would have been later than can be accomplished with the CFD. Because CFD taxes fund a portion of the City's current fee programs, a property within the CFD will pay reduced development fees.

Drainage Fee: Prior to filing of any final map or parcel map, the subdivider shall pay or cause to be paid any fees for defraying the actual or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas or sanitary sewer facilities for local sanitary sewer areas established pursuant to Section 66483 of the Subdivision Map Act. Payment of the fees for planned local drainage facilities shall conform with the requirements of Chapter 15.08 of the Municipal code and shall be paid prior to filing of the final or parcel map or issuance of building permits, whichever occurs first.

ELECTRICAL FEE: Per the Carlsbad Municipal Code, the number of affected electrical items increases the fees charged within the building permit. These fees cover the inspection time required to verify compliance with current California building and local municipal codes.

Green Building Fee: A fee to support development, adoption, publication, updating, and education efforts associated with green building standards as directed by the State of California Building Standards Commission.

Habitat Management Plan (HMP) Fee: The HMP was adopted with the purpose of preserving sensitive habitat located throughout the City. Development of vacant underdeveloped property may incur a fee to offset the cost of acquisition and preservation of the habitat. The requirement to pay the fee and the amount of the fee is determined by the existing condition of the property (developed or undeveloped) and the type of vegetation found on the property.

Local Facilities Management Zone Fee (LFMZ): A local facilities management fee is established to pay for improvements or management plan which are related to new development within the zone and are not otherwise financed by any other fee, charge or tax on development, or are not installed by a developer as a condition of a building permit or development permit facilities identified in a local facilities

MECHANICAL FEE: Per the Carlsbad Municipal Code, the number of affected mechanical items increases the fees charged within the building permit. These fees cover the additional inspection time required to verify compliance with current building and municipal codes.

Meter Fee (Irr.) Size: Cost of meter for irrigation.

Park in Lieu Fee: As a condition of approval of a final map or parcel map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the city, for park or recreational purposes at the time and according to the standards and formula contained in this chapter.

PLAN CHECK FEE: This is the process by which the application, plans & specifications filed by an applicant for a permit are reviewed by the Building Official or authorized representative to demonstrate conformance with current State and Municipal building codes.

PLUMBING FEE: Per the Carlsbad Municipal Code, the number of affected plumbing items increases the fees charged within the building permit. These fees cover the additional inspection time required to verify compliance with current building and municipal codes.

Public Facilities Fee: The continued development of the city, with the consequent increase in population and in the use of public facilities, has imposed increased requirements for such facilities, including but not limited to parks, major streets, traffic signals, storm drains, bridges and public buildings (such as fire stations, police facilities, maintenance facilities, libraries and general offices). The necessity for such facilities results from new construction.

Residential Fire Sprinklers: With the adoption of the California 2010 Residential Building Code, fire sprinklers became mandatory in all new single family or duplex homes. This fee covers the plan review and site inspection of the installed fire sprinklers.

Sewer Benefit Fee: Concurrently with the issuance of a valid building permit for a new structure or with the issuance of a move-on permit for a mobile home, upon application and payment of the required fees, a sewer permit may be issued by the utilities director authorizing connection of the structure for which the building permit has been issued or the mobile home for which the move-on permit has been issued to the sewer system. A sewer permit shall be required for any structure which is altered, remodeled or expanded where such alteration, remodeling or expansion results in an increase in the equivalent dwelling units of sewage generated from such structure. At the time of issuance of a valid building permit or plumbing permit for such alteration, remodeling or expansion, upon application and payment of the required fee, a sewer permit may be issued by the utilities director, authorizing the connection of the structure for which the building permit has been issued to the sewer system. If the structure being altered, remodeled or expanded is already connected to the city sewer system, and a new connection is not required, the sewer permit shall authorize the use of the sewer system by the altered, remodeled or expanded structure.

Sewer Connection Fee: Permits for the connection of an existing structure to the sewer system may be issued by the utilities director at any time upon proper application. Every sewer permit issued pursuant to this subsection shall expire by limitation and become null and void if work on the connection authorized by such permit is not completed within one hundred twenty days from the date of issuance of such permit.

Storm Water Permit Fee: This fee funds the review and enforcement of measures to prevent the introduction of materials and soil into the storm water system during the construction process.

Strong Motion Fee: Assists in the funding of seismic research and instrumentation as directed by the State of California, Resources Agency, Department of Conservation, Division of Mines and Geology.

Traffic Impact Fee: This imposes a fee to pay for various traffic circulation improvements within the city. The amount of the fee is based on a traffic engineering analysis and has been calculated to be equal to or less than the cost of the circulation improvements.

Village Parking Fee: On a case-by-case basis, development within the Village Review Area may satisfy all or a portion of the associated parking space demand through the payment of an in-lieu fee.

Water Meter Size (Potable): Includes meter, connection and San Diego County Water Authority fees

Table 1

USE	TYPE OF CONSTRUCTION	COST PER SQ FT.
Apartment Houses	Type I or I B.	\$130.53
Apartment Houses	Type V or III (Masonry)	\$106.58
Apartment Houses	Type V Wood Frame	\$98.20
Apartment Houses	Type I Basement Garage	\$45.51
Banks	Type I or I B	\$177.23
Banks	Type II A	\$130.53
Banks	Type II B	\$126.94
Banks	Type III A	\$143.70
Banks	Type III B	\$138.91
Banks	Type V A	\$130.53
Banks	Type V B	\$125.74
Car Washes	Type III A	\$83.83
Car Washes	Type III B	\$80.23
Car Washes	Type V A	\$71.85
Car Washes	Type V B	\$67.06
Churches	Type I or I B	\$118.55
Churches	Type II A	\$89.81
Churches	Type II B	\$85.02
Churches	Type III A	\$97.00
Churches	Type III B	\$92.21
Churches	Type V A	\$91.01
Churches	Type V B	\$85.02
Convalescent Hospitals	Type I or I B	\$166.45
Convalescent Hospitals	Type II A	\$116.16
Convalescent Hospitals	Type III A	\$118.55
Convalescent Hospitals	Type V A	\$111.37
Dwellings	Type V Adobe	\$146.10
Dwellings	Type V Masonry	\$116.16
Dwellings	Type V Wood Frame	\$110.17
Dwellings	Basements (semi-finished)	\$27.54
Dwellings	Additions - Wood Frame	\$131.73
Dwellings	Solariums	\$111.37
Dwellings	Cabana - Pool House (Type V)	\$102.99
Fire Stations	Type I or I B	\$136.52
Fire Stations	Type II A	\$89.81
Fire Stations	Type II B	\$85.02
Fire Stations	Type III A	\$98.20
Fire Stations	Type III B	\$94.60
Fire Stations	Type V A	\$92.21
Fire Stations	Type V B	\$87.42
Fitness Centers	Same values as Office Buildings	
Hospitals	Type I A or I B	\$195.19
Hospitals	Type III A	\$161.66
Hospitals	Type V A	\$154.48
Hotels & Motels	Type I A or I B	\$120.95
Hotels & Motels	Type III A	\$105.38
Hotels & Motels	Type III B	\$99.39
Hotels & Motels	Type V A	\$91.01
Hotels & Motels	Type V B	\$89.81
Industrial Plants	Type I A or I B	\$68.26
Industrial Plants	Type II A	\$47.90
Industrial Plants	Type II B (Stock)	\$44.31
Industrial Plants	Type III A	\$52.69
Industrial Plants	Type III B	\$49.10
Industrial Plants	Tilt-up	\$35.93
Industrial Plants	Type V A	\$49.10
Industrial Plants	Type V B	\$45.51
Medical Offices	Type I A or I B	\$143.70
Medical Offices	Type II A	\$110.17
Medical Offices	Type II B	\$105.38
Medical Offices	Type III A	\$119.75
Medical Offices	Type III B	\$111.37
Medical Offices	Type V A	\$107.78
Medical Offices	Type V B	\$104.18
Offices	Type I or I B	\$128.13
Offices	Type II A	\$86.22
Offices	Type II B	\$81.43
Offices	Type III A	\$92.21

Offices	Type III B	\$88.62
Offices	Type V A	\$86.22
OFFICES	Type V B	\$81.43
Private Garages	Wood Frame - Finished	\$28.74
Private Garages	Wood Frame - Unfinished	\$28.74
Private Garages	Masonry	\$33.53
Private Garages	Open Carports	\$20.36
Public Buildings	Type I or I B	\$147.29
Public Buildings	Type II A	\$119.75
Public Buildings	Type II B	\$114.98
Public Buildings	Type III A	\$124.54
Public Buildings	Type III B	\$119.75
Public Buildings	Type V A	\$113.76
Public Buildings	Type V B	\$110.17
Public Garages	Type I or I B	\$58.68
Public Garages	Type I or II Open Parking	\$44.31
Public Garages	Type II B	\$33.53
Public Garages	Type III A	\$44.31
Public Garages	Type III B	\$39.52
Public Garages	Type V A	\$40.72
Restaurants	Type III A	\$117.36
Restaurants	Type III B	\$112.57
Restaurants	Type V A	\$106.58
Restaurants	Type V B	\$102.99
Schools	Type I or I B	\$132.92
Schools	Type II A	\$91.01
Schools	Type III A	\$97.00
Schools	Type III B	\$93.41
Schools	Type V A	\$91.01
Schools	Type V B	\$87.42
Service Stations	Type II B	\$80.23
Service Stations	Type III A	\$83.83
Service Stations	Type V A	\$71.85
Service Stations	Pump Island Canopies	\$33.53
Stores	Type I or I B	\$98.20
Stores	Type II A	\$59.88
Stores	Type II B	\$58.68
Stores	Type III A	\$73.05
Stores	Type III B	\$69.46
Stores	Type V A	\$62.27
Stores	Type V B	\$57.48
Stores	Retail Garden Center (Type V B)	\$47.64
Theatres	Type I or I B	\$131.73
Theatres	Type III A	\$95.80
Theatres	Type III B	\$91.01
Theatres	Type V A	\$89.81
Theatres	Type V B	\$85.02
Warehouses	Type I or I B	\$58.68
Warehouses	Type II A	\$34.73
Warehouses	Type II B	\$33.53
Warehouses	Type III A	\$39.52
Warehouses	Type III B	\$38.32
Warehouses	Type V A	\$34.73
Warehouses	Type V B	\$33.53
SHELL BUILDINGS		
Banks	Type I or I B	\$141.78
Banks	Type II A	\$104.42
Banks	Type II B	\$101.55
Banks	Type III A	\$114.96
Banks	Type III B	\$111.13
Banks	Type V A	\$104.42
Banks	Type V B	\$100.59
Medical Offices	Type I or I B	\$114.96
Medical Offices	Type II A	\$88.14
Medical Offices	Type II B	\$84.30
Medical Offices	Type III A	\$95.80
Medical Offices	Type III B	\$89.09
Medical Offices	Type V A	\$86.22
Medical Offices	Type V B	\$83.35
Offices	Type I or I B	\$102.51
Offices	Type II A	\$68.98
Offices	Type II B	\$65.14

Offices	Type III A	\$73.77
Offices	Type III B	\$70.89
Offices	Type V A	\$68.98
Offices	Type V B	\$65.14
Restaurants	Type III A	\$93.88
Restaurants	Type III B	\$90.05
Restaurants	Type V A	\$85.26
Restaurants	Type V B	\$82.39
Stores	Type I or I B	\$78.56
Stores	Type II A	\$47.90
Stores	Type II B	\$46.94
Stores	Type III A	\$58.44
Stores	Type III B	\$55.56
Stores	Type V A	\$49.82
Stores	Type V B	\$45.98

MISCELLANEOUS ITEMS (cost per square foot)

Residential Additions.....	\$ 131.73
Remodels/lofts.....	\$ 57.48
Pool House/cabana	\$ 102.99
Garages-finished and unfinished (Sunrooms/Solariums)	\$ 28.74
Patio, covered porch & carport.....	\$ 9.58
Enclosed patio	\$ 15.51
Balconies, decks & stairs	\$ 15.57
Retaining wall – concrete, masonry	\$ 19.16
Pools, spas	\$ 40.72
Tenant Improvements/stores/offices	\$ 37.12
Tenant improvements/medical, restaurants, H occupancies	\$ 50.30

Re-roof: (cost per square: 1 square = 100 sf.)

Built up.....	\$146.10
Composition shingles	\$136.52
Fiberglass shingles.....	\$136.52
Asbestos cement shingles.....	\$324.52
Aluminum shingles	\$489.78
Clay tile.....	\$410.75
Concrete tile	\$347.28
Roof structure repair.....	\$ 15.57
Greenhouse.....	\$ 5.99

General Additions and Modifiers: (cost per square foot)

Fire sprinkler system	\$ 3.11
Air conditioning-commercial	\$ 5.03
Air conditioning-residential	\$ 4.19
Fireplace – concrete/masonry.....	\$3,855.98
Fireplace – prefabricated metal.....	\$2,621.34

TABLE 1-A PERMIT FEES

Total Valuation	Fee
\$1 to \$500	\$16.45
\$501 to \$2,000	\$16.45 for the first \$500 plus \$2.13 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$48.47 for the first \$2,000 plus \$9.80 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$273.87 for the first \$25,000 plus \$7.07 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$450.62 for the first \$50,000 plus \$4.90 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$695.62 for the first \$100,000 plus \$3.92 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2,263.62 for the first \$500,000 plus \$3.32 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$3,926.12 for the first \$1,000,000 plus \$2.20 for each additional \$1,000 or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours (minimum charge - 2 hours)	\$65 per hour*
2. Re-inspection fees	\$65 per hour*
3. Inspections for which no fee is specifically indicated (minimum charge - one-half hour)	\$65 per hour*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half-hour)	\$65 per hour*

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Notwithstanding other provisions of this section, the building permit fee for factory built housing shall be twenty-five percent of the fee shown in table above, and the plan check fee shall be sixty-five percent of the building permit fee.

Green Building Standards Plan Check & Inspection

\$158.00

PLUMBING PERMITS FEES - FY 12-13	Schedule #10
Fee Description	Fee
Individual Plumbing Permit	
Inspection	\$125.00
Issuance Fee	\$33.00
Unit Fee Schedule (calculated as part of a building permit as in a kitchen remodel or a tenant improvement)	
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore)	\$7.00
For each building sewer and each trailer park sewer	\$16.00
Rainwater systems - per drain (inside building)	\$7.00
For each cesspool (where permitted)	\$26.00
For each private sewage disposal system	\$42.00
For each water heater and/or vent	\$7.00
For each gas-piping system one to five outlets	\$5.00
For each additional gas-piping system outlet, per outlet	\$1.00
For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	\$7.00
For each installation, alteration or repair of water piping and/or water treating equipment, each	\$7.00
For each repair or alteration of drainage or vent piping, each fixture	\$7.00
For each lawn sprinkler system on any one meter including backflow protection devices therefore	\$7.00
For atmospheric-type vacuum breakers not included in above item:	
1 to 5	\$5.00
Over 5, each	\$1.00
For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch diameter and smaller	\$7.00
Over 2 inch diameter	\$16.00

MECHANICAL PERMIT FEES - Proposed FY 12-13	Schedule #12
Fee Description	Fee
Individual Mechanical Permit	
Inspection	\$125.00
Issuance Fee	\$33.00
Unit Fee Schedule (calculated as part of a building permit as in a kitchen remodel or a tenant improvement)	
Furnace, Ducts, Heat Pumps (each)	\$9.25
Fireplace (each)	\$6.83
Exhaust Fan (each)	\$6.83
Install/relocate vent (each)	\$4.73
Hood (each)	\$6.83
Boiler/Compressor to 15 HP (each)	\$17.33

ELECTRICAL PERMIT FEES - Proposed FY 12-13	Schedule #11
Fee Description	Fee
Individual Electrical Permit	
Inspection	\$125.00
Issuance Fee	\$33.00
Unit Fee Schedule (calculated as part of a building permit as in a kitchen remodel or a tenant improvement)	
New construction for each ampere of main service, switch, fuse or breaker	
Per ampere, single-phase	\$0.26
Per ampere, three-phase	\$0.53
Per ampere 480 three-phase	\$1.00
Service upgrade on existing building	
For each ampere or increase in main service, switch, fuse or breaker	
Per ampere, single-phase	\$0.26
Per ampere, three-phase	\$0.53
Per ampere 480 three-phase	\$1.00
Remodel, alteration, no change in service	
Per ampere	\$0.26
Or minimum	\$5.00
Temporary service up to and including 200 amperes	\$11.00
Temporary service over 200 amperes \$10.00 plus \$10.00 per each 100 amperes over 200	\$11.00 plus
Test meter	\$26.00